MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 17, 2012

INVOCATION:
Jim Schettler of First Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Orach, and Mayor Lavagnino.

Councilmember Patino arrived at 6:35 p.m.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Acting Assistant City Manager Lara, Police Commander Ritz, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, Director of Utilities Sweet, Director of Community Development Appel, Planner II Albro, Director of Parks & Recreation Posada, Fire Chief Orr, City Librarian Housel, Community Programs Manager Coelho-Hudson, Grants Specialist Narez, Business Services Manager Long, and Acting Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/PRESENTATIONS

PROCLAMATION – MARCELO J. RODRIGUEZ DAY
Mayor Lavagnino read a proclamation declaring April 24, 2012, as "Marcelo J. Rodriguez Day" in the City of Santa Maria to celebrate his 109th Birthday and commend him on his milestone. The proclamation was accepted by Frank and Emma Rodriguez. Marcelo J. Rodriguez thanked the Mayor and City Council in a video presentation.

VOLUNTEER OF THE MONTH
Councilmember Boysen presented a gift to Ryland Towne and JoJo Relyea for their support for local Special Olympics programs, sponsored by the Recreation and Parks Department.

PROCLAMATION – CRIME VICTIMS' RIGHTS WEEK
Councilmember Patino read a proclamation declaring the week of April 22-28, 2012, as "Crime Victims' Rights Week" in the City of Santa Maria. The proclamation was accepted by Megan Rineschild, the Manager of the District Attorney's Office Victim Witness Assistance Program.

2. PUBLIC COMMENT
Pastor Carl Nielsen spoke about the "Serve Santa Maria" event on April 14th. Over 200 volunteers participated. Trees were planted in Preisker Park, weeds were cleared in Pioneer Park, volunteers assisted two families by removing allergy-causing trees, built a handicap ramp, and fixed a garage door. Another event will be planned in the fall.

Toru Miyoshi commented on the second reading approving the annual five percent water and sewer rate increases and his submittal of a sample protest hearing ballot to be placed on the utility bills. He stated that the City was denying the people of Santa Maria the right to vote on each annual increase.

City Manager Haydon responded that Councilmember Cordero commented at the last meeting that he did not have a problem with adding protest language on the utility bills. Staff will take it under advisement and address it in the Spring of 2014 and that Council took action at the last meeting to adopt the increases for the next three years.

3. CONSENT CALENDAR
Councilmember Cordero requested Item 3E be pulled for comment. Councilmember Boysen requested Item 3I be pulled for comment.

Item 3E – Efficiency Unit Projects
Councilmember Cordero commented that he was concerned that with the implementation of the ordinance, it would be used to enforce the clean up of the motels.

Director of Community Development Appel indicated that the purpose of the ordinance was not to go after motels but to use as a tool and process for those motels that wanted to convert to an efficiency unit. Staff continues to have a reactionary process for code compliance. If a motel is turned in on a code violation, there would now be a process that staff can point them to instead of having them convert back to a regular motel.

Item 3I – Water and Sewer Rate Increases
Councilmember Boysen commented that he agreed with Councilmember Cordero's comments last week. He thought that Mr. Miyoshi would like to see something on the utility bills that more clearly advises the public what their rights are and provides them with an easy and expedient solution if they chose to protest the rate increase. With the bond refinance, people may understand that the five percent increase was indeed necessary.

Consent Calendar Items 3A through 3I were approved on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES:	Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of April 3, 2012, were approved as submitted.

C. WARRANTS
Warrant Nos. 172028 to 172297 totaling $2,118,908.25 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant No. 171063 was cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. EFFICIENCY UNIT PROJECTS
The City Council conducted the second reading by title only of Ordinance No. 2012-08 adding Chapter 12-52, Efficiency Unit Projects, to the Santa Maria Municipal Code (File Nos. Z-2011-002, E-2012-028).

Ordinance No. 2012-08 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADDING CHAPTER 12-52, EFFICIENCY UNIT PROJECTS, TO THE SANTA MARIA MUNICIPAL CODE (FILE NOS. Z-2011-002, E-2012-028).

F. BID AWARD
Resolution No. 2012-37 was adopted awarding the bid and approving an agreement with G. Sosa Construction, Inc., for 2012 Hermosa Street Reconstruction, Bid No. 2012/04, in the amount of $317,847.65.

Resolution No. 2012-37 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH G. SOSA CONSTRUCTION, INC., FOR BID NO. 2012/04, 2012 HERMOSA STREET RECONSTRUCTION.

G. CALL FOR BIDS
Authorization was granted to call for bids on the plans and specifications for the Wastewater Treatment Plant Primary Clarifier No. 1 Rehabilitation, Bid No. 2012/10.

H. PROPOSITION 1B TRANSIT SECURITY GRANT

Resolution No. 2012-38 was adopted authorizing the execution of the Certifications and Assurances for Fiscal Year 2011-12 California Transit Security Grant Program, approving receipt of Proposition 1B Transit Security Program grant funding in the amount of $132,000, and implementing projects outlined in the grant application.

Resolution No. 2011-38 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING RECEIPT OF PROPOSITION 1B TRANSIT SECURITY PROGRAM GRANT FUNDING FROM THE STATE OF CALIFORNIA.

I. WATER AND SEWER RATE INCREASE

The City Council conducted the second reading by title only of Ordinance No. 2012-07 approving annual five percent water and sewer rate increases to become effective each July 1st for 2012, 2013, and 2014.

Ordinance No. 2012-07 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, RELATING TO FIVE PERCENT WATER AND SEWER RATE INCREASES ANNUALLY EACH JULY 1ST FOR FISCAL YEARS 2012-13, 2013-14, AND 2014-15.

4. APPOINTMENT TO THE RECREATION AND PARKS COMMISSION

Acting Chief Deputy City Clerk Garietz gave the staff report. The City Council considered making an appointment to the Recreation and Parks Commission to fill a vacancy for the unexpired term ending in January 2015 or coterminous with the nominating Councilmember's term, whichever is longer. The nomination is to be made by Councilmember Boysen. The appointment will be made by the Mayor with ratification by the City Council. Applicants must be City residents. Applications were received from: 1) Robert Karr; 2) Paul Lee; 3) Gayle Pratt; and 4) John Smith.

Councilmember Boysen nominated Gayle Pratt.

On motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried unanimously, to ratify the appointment of Gayle Pratt to the Recreation and Parks Commission.

PUBLIC HEARING

5. AMENDMENTS TO THE GENERAL COMMERCIAL (C-2) AND GENERAL COMMERCIAL (C-2)/AUTO OVERLAY SECTIONS OF THE ENTRADA ESTE SPECIFIC PLAN, SPZ-2010-002, E-2010-016.

Councilmember Orach announced that he had a Conflict of Interest and would be recusing himself. He left the Council Chambers.

Director of Community Development Appel gave a presentation as detailed in the written staff report proposing amendments to the Entrada Este Specific Plan. He discussed the text amendments which will allow an apartment or living quarters for the owner, caretaker, or occupant of the building site to be added to the list of conditionally permitted uses within the General Commercial (C-2) and General Commercial (C-2)/Auto Overlay zoning districts of the Specific Plan. An amendment will also clarify that a car wash, open to the general public, may be considered as a conditionally permitted use in the General Commercial (C-1)/Auto Overlay zoning district. The proposed amendments are consistent with the goals, policies, and objectives of the General Plan commercial land use designations.

On March 21, 2012, the Planning Commission adopted Resolution No. 2605 on a 5-0 vote recommending that the City Council approve an amendment to the conditionally permitted uses of the General Commercial and Auto Overlay Zoning Districts of the Entrada Este Specific Plan.

No written communications were received.

Public Hearing

Mayor Lavagnino opened the Public Hearing.

With no requests to speak, Mayor Lavagnino closed the Public Hearing.

Ordinance No. 2012-09 approving amendments to Chapter 3 (Development Regulations) of the Entrada Este Specific Plan, SPZ-2010-002 to be introduced by title only for first reading and

continued to the next meeting for second reading and adoption on motion by Councilmember Patino, seconded by Councilmember Cordero, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Patino, and Mayor Lavagnino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

Ordinance No. 2012-09 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AMENDMENTS TO CHAPTER 3 (DEVELOPMENT REGULATIONS) OF THE ENTRADA ESTE SPECIFIC PLAN, SPZ-2010-002.

Councilmember Orach returned to the dais.

6. PUBLIC HEARING TO RECEIVE COMMENTS AND CONSIDER THE BLOCK GRANTS ADVISORY COMMITTEE'S RECOMMENDATIONS FOR ALLOCATION OF FISCAL YEAR 2011-12 FEDERAL FUNDS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS.
Mayor Lavagnino announced that Grants Specialist Narez was available for Spanish translation if needed.

Councilmember Boysen announced he had a Conflict of Interest with the Capital Development and Public Services portions of this item due to his involvement with Good Samaritan Shelter and would be recusing himself. He stated that he would participate in the first portion of the presentation relating to the HOME funds only.

City Attorney Trujillo stated that Conflict of Interest rules require that any Councilmember who has a conflict must recuse himself and leave the room during the staff report and during discussions. Staff has anticipated the two potential recusals and organized the staff report to avoid any type of conflict.

Community Programs Manager Coelho-Hudson gave a presentation as detailed in the written staff report. The City Council is requested to conduct the public hearing to receive public comments and consider the Block Grants Advisory Committee's recommendation for the allocation of Fiscal Year 2012-13 CDBG and HOME Investment Partnerships Program estimated funds. Enacted into law in 1974, the Federal Community Development Block Grant (CDBG) program is the primary Federal program that provides state and local governments with grant funds for local programs and projects to address a variety of complex physical, economic and social needs in the community. The main objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities. The funds may be used at the discretion of the City as long as the activities comply with Federal regulations and meet one of the three national objectives. As an entitlement community, the City of Santa Maria receives a block of funding annually based on a HUD formula that includes such factors as population growth, level of poverty, age of housing, and extent of overcrowding.

HUD has determined the final grant amounts for Fiscal Year 2012-13. The City will receive $1,173,791 in CDBG funding which is a two percent increase over the current year's allocation. Of the CDBG grant amount, 20 percent or $234,758 will be available for general administration, 15 percent or $178,134 for public services, and $762,965 will be available for capital projects. It is estimated that $30,000 in program income will be generated during the 2012-13 fiscal year under the City's Residential Rehabilitation Revolving Loan Fund Program and deposited back into the program account for future loans.

The City has participated in the HOME Program as part of a consortium with the County since the program's inception in 1995. For fiscal year 2012-13, staff estimates that the City's portion of the County's HOME Program formula allocation will be $191,255, and $100,000 available from a 2010-11 project that was cancelled. The HOME Program budget has been reduced by 38 percent at the Federal level.

The annual allocation process involves the development of an Annual Action Plan. HUD requires submittal of this document for the City to receive CDBG and HOME funding. The City Council and the Block Grants Advisory Committee (BGAC) held a special joint meeting on October 12, 2011, to discuss program needs and priorities. Staff received 35 applications for

public services totaling $525,135; 8 applications for capital development totaling $889,282; and 3 applications for affordable housing totaling $438,955.

The BGAC held special meetings on March 26 and 27, 2012, to receive subcommittee reports and to formulate its recommendations to the City Council. Special emphasis was placed on those programs and projects that prevent homelessness, address basic human necessities and critical emergency needs, assist frail elderly and disabled persons with special needs, provide permanent affordable housing, prevent crime, and expand educational and youth development opportunities.

Mayor Lavagnino opened the public hearing and announced that the Council would take public testimony and consider each of the three program areas separately.

HOME INVESTMENT PARTNERSHIPS PROGRAM ALLOCATIONS

Councilmember Boysen asked what the total commitment was for Peoples' Self Help Housing for Los Adobes de Maria project.

Community Programs Manager Coelho-Hudson responded that with the 2012-13 CDBG and HOME funding, the total commitment would be $445,000. It completes the funding that was needed for acquisition of the site.

Scott Smith, People's Self-Help Housing, stated he supported the Committee's recommendation and he was very appreciative of the City's support. He confirmed that the funds allocated would conclude the funding needed for the acquisition site.

Resolution No. 2012-39 was adopted approving the following allocations for the HOME Investment Partnerships Program for fiscal year 2012-13:

Tenant Based Rental Assistance Program	$100,000
Peoples' Self-Help Housing / Los Adobes de Maria III	$191,255

on motion by Councilmember Patino, seconded by Councilmember Boysen, and carried on the following vote:

AYES:	Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2012-39 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ACTIVITIES AND ALLOCATIONS UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM FOR FISCAL YEAR 2012-13 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

CAPITAL DEVELOPMENT ALLOCATIONS

Councilmember Boysen left the room at this time due to conflicts of interest.

Councilmember Orach commented that the CDBG process was an arduous one. The proportion of funding was going down, and the applications and needs were going up. He stated that he knows the process is a lot of work for the Committee and staff.

Barry Stotts spoke about the improved facilities at the Minami Center, Senior Center, and Veteran's Memorial Building which has made them more user friendly for seniors and people with disabilities. He thanked the Committee and the Council for their support to improve the facilities for the handicapped.

Resolution No. 2012-40 was adopted approving the following Capital Development allocations under the CDBG Program for fiscal year 2012-13:

Habitat for Humanity / Newlove Homes	$ 105,000
Peoples' Self-Help Housing Corp. / Los Adobes de Maria III	253,745
City of Santa Maria Tenant Based Rental Assistance Program Administration	9,600

Good Samaritan Shelter, Inc. / Clean and Sober Living Rehabilitation	26,250
SMILE / OPTIONS - Group Home Renovation	25,254
Domestic Violence Solutions	61,588
City of Santa Maria ADA Improvements	92,792
City of Santa Maria Town Center Pocket Park	103,293
City of Santa Maria Veterans Memorial Kitchen Renovation	85,443
General Administration	234,758

on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Resolution No. 2012-40 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE CAPITAL DEVELOPMENT ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2012-13 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

PUBLIC SERVICE ALLOCATIONS

Councilmember Cordero announced he had a conflict of interest with this portion of the item and would have to step down. He left the room at this time.

Councilmember Orach asked about the Okerblom Clinic which is located in Orcutt. He asked how was staff planning to monitor the use of funds to ensure the citizens of Santa Maria will be served with the funds.

Community Programs Manager Coelho-Hudson responded that staff could condition the allocation to indicate that it could only be used for Santa Maria residents. It was monitored when the recipient submits the request for payment and supplies documentation that they are serving Santa Maria residents with the CDBG funding.

Councilmember Patino asked for a review of the agencies and their services.

Mayor Lavagnino, with the assistance of Community Programs Manager Coelho-Hudson, previewed the list of applicants approved by the Committee for funding allocations and the amounts of the funding requests. She also gave an overview of the Committee's recommended allocations, described what each of the agencies did and the services they provided to the City's residents.

David Coelho, Catholic Charities, thanked the City Council, City staff, and the Committee for doing a great job. He said he was impressed with the Committee. He commented on some of the services Catholic Charities has been able to provide with the grant funds from the City.

Sylvia Graham, Alliance for Pharmaceutical Access, talked about their growth over the years and how many people they were able to help. She thanked the Council and the Block Grants Advisory Committee for their support.

Ann McCarty, North County Rape Crisis, thanked the Committee for the job they do. She talked about the services the Center provides.

David Krier, Community Action Commission of Santa Barbara County, thanked the Council and the Block Grants Advisory Committee for their support. He discussed services that the Commission provides, and the partnering it does with other non-profits to benefit Santa Maria residents.

Michelle Mason, Life Steps Foundation, commented on the services the agency provides for seniors. She asked that the City Council reconsider an allocation of $2,500 to Life Steps Foundation.

Mary Fonseca, a volunteer at Catholic Charities thrift store, thanked the City Council for their support and discussed the voucher clothing program and its benefits to families in Santa Maria.

Judith Monte, Food Bank of Santa Barbara County, thanked the Committee for the hard work they do. She also thanked Council for recognizing the work that the Food Bank does. She talked about how the money was spent, and how many agencies and people they were able to assist.

Ivan Villasenor, Future Leaders of America, commented on recommendations made by the public and Councilmember Patino at a public hearing in October 2011 to expand educational and youth development opportunities. They are disappointed in the Committee's decision to not allocate any funding for youth and educational opportunities. He indicated that by the Committee not allocating funds to any youth organization, the youth receives a clear message that they are not a priority. He asked the Council to reconsider supporting a youth organization.

Janet Rios, Future Leaders of America, invited the City Council and the public to a town hall meeting to bring awareness to families about youth access to alcohol. The program "Family Dialog to Reduce Youth Access to Alcohol" will be held at Shepard Hall on April 26 at 6:30 p.m.

Megan Rheinschild, Sexual Assault Response Team (SART), thanked the Council and the Block Grants Advisory Committee for their support. She discussed the services SART provides to children and victims of sexual assault.

Ryan Fothergill, Boys & Girls Club of Santa Maria Valley read an email from Lisette Vasquez, a Boys & Girls Club Member.

Written communications were received from Allison Bailey of the Boys & Girls Club of Santa Maria Valley requesting reconsideration of CDBG Program Funding allocations to include the Boys and Girls Club, and from Lisette Vasquez, a club member.

With no other requests to speak, Mayor Lavagnino closed the Public Hearing.

Councilmember Patino commented that the needs have increased and the resources have decreased. She thanked Community Programs Manager Coelho-Hudson and the Block Grants Advisory Committee for their hard work. She thinks the youth are important, and thanked the Future Leaders of America for coming to the meeting. She stated that when more funding had been available in years past, the City allocated funding to the youth.

Councilmember Orach commented that most cities do not have a public services component to their funding. It was not a requirement. Many years ago, the City decided to allocate 15 percent of the funding to support agencies that were doing great things to serve the residents of Santa Maria. Education is a strong component in keeping kids active; but providing food and shelter was a necessity, and the City was barely scratching the surface.

Mayor Lavagnino commented that not one organization received the allocation they requested. Leaders have to make tough decisions, even though they may come into criticism or have to do things they do not particularly want to do. It is the position the Council is in with requests totaling over $347,000, and only having limited funds to distribute.

Hearing no further requests to speak, Mayor Lavagnino closed the Public Hearing.

Resolution No. 2012-41 was adopted approving the following public service allocations under the CDBG Program for Fiscal Year 2012-13, and that the Eric Okerblom Memorial Clinic will be monitored to ensure that the funding allocation is used for City of Santa Maria residents:

Alliance for Pharmaceutical Access	$ 5,000
Alzheimer's Association	5,000
Catholic Charities	20,000
Central Coast Literacy Council	3,000
Community Action Commission / Senior Nutrition	5,000
Community Action Partnership of SLO County, Inc.	4,000
Community Partners in Caring	8,000
Domestic Violence Solutions / Emergency Shelter	4,500
Eric Okerblom Memorial Clinic	4,000
Foodbank of Santa Barbara County / Warehouse Program	10,000

Good Samaritan Shelter, Inc. / Emergency Shelter	10,000
Good Samaritan Shelter, Inc. / Detox Program	4,500
Independent Living Resource Center / Deaf Outreach	5,000
Legal Aid Foundation of Santa Barbara County	12,634
North County Rape Crisis & Child Protection Center	10,000
Pacific Pride Foundation / Necessities of Life Food Pantry	10,000
Santa Barbara County Sexual Assault Response Team	8,500
Santa Maria Independent Living Environment / OPTIONS	10,000
Santa Maria Organization of Transportation Helpers / Senior	5,000
Santa Maria Valley FISH Meals On Wheels	8,000
Santa Maria Valley Youth and Family Center	8,000
The Salvation Army / Emergency Financial Assistance	8,000
The Salvation Army / Hot Lunch Program	3,000
Transitions Mental Health Association	7,000

on motion by Councilmember Boysen, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: Councilmember Boysen and Cordero
ABSTAIN: None

Resolution No. 2012-41 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE PUBLIC SERVICE ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2012-13 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

City Manager Haydon thanked the Committee for the work that they have done. He also thanked Community Programs Manager Coelho-Hudson. He indicated that he has dealt with the lion's share of the workload after the former Grants Specialist accepted employment elsewhere. She had single handedly managed the entire application process and continues to monitor existing funded entities. She has done a great job.

Mayor Lavagnino commented that when Community Programs Manager Coelho-Hudson was asked to describe the services that each entity provided, without any prior knowledge, she knew each applicant off the top of her head. It really shows what a great job Community Programs Manager Coelho-Hudson does. He thanked her.

Councilmembers Boysen and Cordero returned to the dais at 8:16 p.m.

7. 2012 ANNUAL WEED ABATEMENT PROGRAM.
Director of Public Works/City Engineer Whitehead gave the report as detailed in the written staff report. The City Council is asked to conduct a public hearing to hear protests against the abatement of public nuisances such as noxious and dangerous weeds, rubbish, refuse, and dirt; and if no majority protest exists, authorize the Director of Public Works to perform abatement of the nuisances from public and unimproved private lots. The 2012 Weed Abatement Program began with Streets and Facilities staff mailing abatement letters to the owners of 243 properties. The purpose of the abatement letter is to make certain that property owners are aware that property they own requires appropriate maintenance. If the property owner fails to abate the nuisances, the City's contractor will complete the abatement and the owners will be billed on their property tax bill. Owners of undeveloped lots who are not successfully notified through the mailing process will have their lots posted. Staff will post developed lots only at the request of the City's Code Compliance Office or the Fire Department.

No written protests were received.

There was no Council discussion.

Mayor Lavagnino opened the Public Hearing. Hearing no requests to speak, Mayor Lavagnino closed the Public Hearing.

Resolution No. 2012-42 was adopted overruling objections and ordering abatement of the properties on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-42 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, OVERRULING OBJECTIONS TO THE ABATEMENT OF WEEDS, RUBBISH, REFUSE, AND DIRT PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

REGULAR BUSINESS:

8. REFINANCING OF WATER AND WASTEWATER 1993 AND 1997 CERTIFICATES OF PARTICIPATION. Director of Administrative Services Visé gave the report as detailed in the written Council Agenda Report. The City Council will consider authorizing the issuance of Water and Wastewater Refunding Bonds to refinance the outstanding 1993 and 1997 Water and Wastewater Certificates of Participation. The current bond issues are structured in such a way that severely back loads the debts, resulting in annual debt service payment increasing from $1 million in 2004-05 to $6.6 million in 2010-11. The increase in debt service, the economic downturn, and declining water consumption has resulted in annual net revenues falling short of the 120 percent rate covenant requirement for debt service coverage. In spite of annual five percent water and sewer increases, these factors have resulted in a significant decline in the Water Resources Fund balance. By refinancing the current certificates of participation, the City will benefit from the debt restructuring with lower interest rates and extending the life of the debt up to 30 years which will result in a $1.6 million annual cash flow savings over the next 10 years with declining annual savings thereafter through 2027. Debt service on the refunded bonds would continue thereafter, whereas the existing certificates, if not refunded, would be paid off in 2027.

There was no public input.

Councilmember Boysen commented that he is a member of the Investment Oversight Board and was involved in discussions relating to the refinancing. The reality is that the City would have to either increase water and sewer rates by eight percent or the City can refinance the bonds and keep the rate increases at five percent. The City really does not have a choice but to refinance the bonds.

Resolution No. 2012-43 was adopted approving the issuance of, not to exceed $60,000,000, Water and Wastewater Revenue Refunding Bonds, Series 2012A and 2012B, and the execution and delivery of the documents in connection therewith on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-43 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $60,000,000 WATER AND WASTEWATER REVENUE REFUNDING BONDS, SERIES 2012A AND 2012B AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND CERTAIN OTHER MATTERS.

CITY MANAGER'S REPORT

City Manager Haydon reported on items anticipated for the May 1, 2012, City Council meeting including a number of proclamations, a presentation by Mark Schniepp on the economic impacts on housing in the Santa Maria Valley, the approval of Santa Maria Police Officer's Association Memorandum of Understanding, the second reading of the amendments to the Entrada Este Specific Plan, a limited time parking zone and preferential parking zone on E. Jones, E. Boone, and S. Concepcion, and setting the Public Hearing for the Landscape Maintenance Assessments.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Cordero reported that he attended STAR Talks at El Camino School, participated in a telethon for Good Samaritan Shelter at KCOY, met with Pastor Paul Berry and Ed Taylor regarding United Way, the Strawberry Dinner at the fairgrounds, BOCH Board meeting in Solvang, and spoke before the Board of Supervisors regarding the BOCH meeting.

Councilmember Orach reported that he spoke on the Ben Heighes Radio Show discussing actions the Council took the night before, served on the Measure U2012 telephone bank, met with Anthony Morales, President of the Santa Maria Fire Fighters' Union Local 2020, gave a presentation at the Republican Club, went to work, attended an All-America City Committee meeting, and loaded donuts on behalf of All-America City Committee for the "Serve Santa Maria" event.

Councilmember Patino reported that she attended the Strawberry Dinner, the C & D Zodiac press conference announcing the expansion of their business, attended a presentation by the Education Advisory Council early childhood education programs at Brandman University, the Substance Abuse Treatment Court (Drug Court) Commencement Ceremony with Judge Rogelio Flores, and met with Anthony Morales, President of the Santa Maria Fire Fighters' Union Local 2020.

Councilmember Boysen reported that he attended the California Housing Conference in Sacramento. One of the sessions was on how to build up volunteer coordination in the City. He also made a presentation at the conference regarding the successes of the Rancho Hermosa project. He reminded the Council of the ground breaking event for Casa de Familia, and that the Good Samaritan softball game was rescheduled to May 20th.

Mayor Lavagnino reported that he attended the North County Subregional meeting in Buellton, the Mayors and Managers meeting in Buellton, the C & D Zodiac press conference, the funeral of Ernie Baldiviez, and made a new KCOY TV segment regarding the new Mission Hope Cancer Center,

CLOSED SESSION

The City Council recessed to a Closed Session at 8:37 p.m. to discuss Conference with Labor Negotiator pursuant to Government Code Section 54957.6, Agency Representative: Acting Assistant City Manager; Employee Organization: Santa Maria Police Officers Assoc. (SMPOA).

After the Closed Session, the following report was given:

Conference with Labor Negotiator: A status report was given.

ADJOURNMENT

There being no further business to come before the City Council at this time, the meeting was declared adjourned by Councilmember Cordero in honor of Ernie "Neto" Baldiviez, Jr. at 8:52 p.m.

APPROVED

May 1, 2012
Date

Acting Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Mayor of the City of Santa Maria

ATTEST

Acting Chief Deputy City Clerk